

**PLANNING AND ZONING  
AUGUST 19, 2014  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:50 p.m. on August 19, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman Mennis, Commission Members George Zahn, Ken Olmstead, Ronald Dunckel, and David Brown.

During the Precouncil meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:34 p.m. for consideration of scheduled items.

**MEMBERS AND STAFF PRESENT:**

Chairman Richard McNeese  
Commissioner George Zahn  
Commissioner Ken Olmstead  
Commissioner LuAnn Portugal  
Commissioner Ronald Dunckel  
Commissioner David Brown  
Paul Smith, Fire Marshal  
Mike Collins, Director of Planning and Economic Development  
Don Sheffield, City Building Official

**MEMBERS ABSENT:**

Vice Chairman Troy Mennis

**VISITORS:**

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Commissioner Portugal and the Pledge of Allegiance was given by Commissioner Zahn.

**ITEM 1            CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of July 15, 2014.

Commissioner Zahn made a motion to approve the minutes for called meeting of July 15, 2014. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Dunckel, and Brown.

Nays: None

Abstention: Commissioner Portugal

The motion carried: (5-0-1)

**ITEM 2      CASE #13-07-FP - CONSIDER APPROVAL OF FINAL PLAT**

Approve a request for a Final Plat of 18.819 acres from the John H. Havens Survey, Abstract No. 685, and the J. Doss Survey, Abstract No. 441, to be platted as Glade Parks Residential Addition Phase I. The property is located east of Heritage Avenue and south of Red River Drive.

Stephen Cook, Senior Planner, gave a brief description of the case. This project is the first of two phases of single-family residential development as part of the Glade Parks Planned Development Neighborhood Residential / Commercial District. This phase includes 87 single family lots of a total planned 128, and 6 open space lots.

The Development Services Group (DSG) has determined that the application is in compliance with the Final Plat requirements of the City of Euless and recommends approval.

There were no questions or comments presented by the Commission.

Commissioner Portugal made a motion to approve case #14-07-FP. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

**ITEM 3      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-08-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit for Automotive Repair in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrace Addition Block 1, Lot A43R, 230 Vine Street and consider recommendation for an Ordinance.

Stephen Cook, Senior Planner, gave a brief description of the case. In 2013, Mr. Hartman Sr. had been issued a Specific Use Permit to allow an auto repair shop at 230

Vine Street. Mr. Hartman Jr. is now the new owner and would propose to operate the business in the same manner and under the same conditions that were included in the previously approved Specific Use Permit. The front portion of this building is used for retail purposes. Mr. Hartman would continue to operate the business from the rear portion of the building and utilize a portion of the front of the building as office and storage. Mr. Hartman proposes to continue to provide automotive repair services which have been listed as a potential condition to the Specific Use Permit. These activities are included in the Auto Repair and Tire Repair definitions.

The business owner will be required to perform all work internal to the structure. The building contains several bays with overhead doors. In addition, no vehicles will be stored exterior to the building overnight and exterior display of merchandise would not be allowed.

Auto Repair uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: James Hartman, Jr.; and,
- b. The Specific Use Permit is tied to the Business Name: JR's Eules Transmission; and,
- c. All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or exterior display of merchandise is not permitted within view of the public right-of-way; and,
- e. The services allowed at this facility are as follows: Brake Replacement, Timing Belt Replacement, Water Pump Replacement, Power Steering Pump Replacement, Belts and Hoses Replacement, Fuel Pump Replacement, Transmission Rebuild, Strut Replacement, Shock Replacement, Distributor Replacement, Tune Ups, Front and Rear Suspension Repair, Axle Replacement, Rack & Pinion Replacement, Air Conditioning Service, Heater Core Replacement, Instrument Cluster Replacement, Window Motor and Regulator Repair, Transmission Control Module Repair, Engine Control Module Repair, Differential Service, Head Gasket Replacement, Intake Gaskets, O2 Sensor Replacement, Fuel Filter Service, Oil Changes, Transmission Service, and Computerized Diagnostics. Auto services not listed here are thereby prohibited; and,
- f. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- g. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-08-SUP with conditions as written. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

**ITEM 4      HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-10-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Villages of Bear Creek Addition, Block 2, Lot 8, 801 E. Mid-Cities Boulevard, Suite 600 of a Pet Grooming Use in the Community Business District (C-2) zoning and consider recommendation for an Ordinance.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant is requesting a renewal of a Specific Use Permit for a pet grooming salon to be placed within approximately 800 square feet of leased commercial space located at 801 E. Mid-Cities Boulevard. Pet grooming requires a SUP in order to gauge the appropriateness of a business which may cause a nuisance to surrounding residential properties due to noise of barking animals.

The location is an in-line retail shopping center which currently houses a real-estate office and a dry cleaning store. Adjacent uses are a self-service car wash and a convenience store. Undeveloped property containing a gas well pad site exists to the north.

The applicant proposes to continue operating the business Tuesdays through Sundays within typical business hours. The applicant specifically has stated that the pet grooming business is for business hours use only. No animals will be boarded overnight within the facility. The business works exclusively on appointments so that no more than one animal will be in the facility at a time with minor exceptions of transitions or late retrievals by the pet owners.

In addition to the spa services, there will be a small retail element to the business selling pet grooming products and animal toys.

The in-line retail site has adequate parking to hold the demand of the business.

The Development Services Group has reviewed the application and has found that it complies with the City of Euless regulations.

Staff recommends approval with the following conditions:

1. Tied to the business owner, Ms. Karen Rodriguez-Rivera; and,
2. Tied to the business name, Chic Tails Pet Boutique and Spa; and,
3. No animals may be kenneled overnight within the facility; and,
4. The Specific Use permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-10-SUP with conditions as written. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:52 p.m.

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Chairman McNeese

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Date